

POSSIBLE POCD AMENDMENTS

Overview

In September 2005, the East Windsor Planning and Zoning Commission adopted a moratorium on multi-family residential development and large subdivisions in order to adopt new regulations intended to better guide residential development.

At a series of public meetings, the Commission discussed the following potential modifications to the Plan of Conservation and Development to help guide development:

- **Conservation - Natural Resources**
 - Refine the aquifer protection strategies
- **Development - Single-Family Residential Development**
 - Incorporate a Residential Densities Plan
- **Development - Multi-Family Residential Development**
 - Map areas where multi-family development may be appropriate
- **Infrastructure - Pedestrian Circulation**
 - Develop a Sidewalk / Trail Plan to tie to regulations

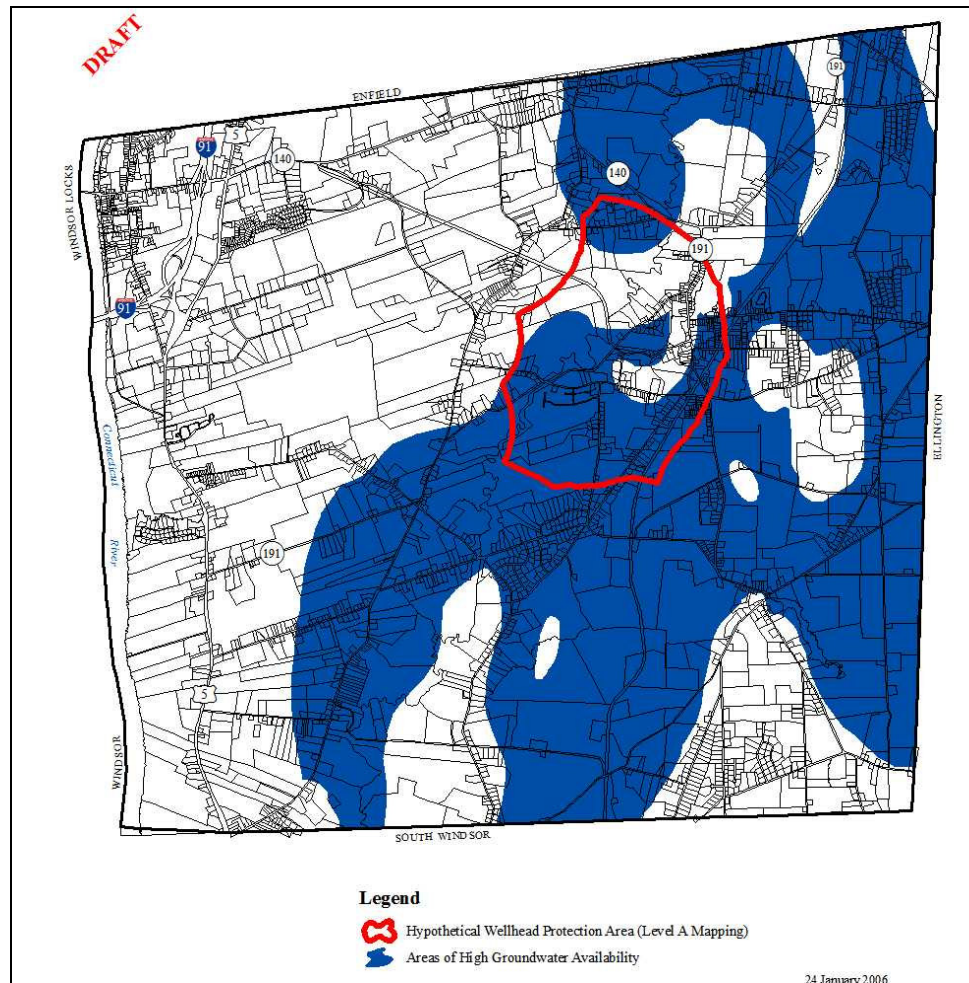
Conservation - Natural Resources

Promote Aquifer Protection

The Plan of Conservation and Development (POCD) recommends that East Windsor consider adopting a “two-tier” aquifer protection strategy. The highest degree of protection should be established for the wellhead protection area and such regulations should be in conformance with the “model” aquifer protection regulations issued by the Connecticut Department of Environmental Protection.

The POCD also recommends that East Windsor adopt groundwater protection regulations either town-wide or for areas of high groundwater availability.

Name	Description	Area (acres)	Percent
Wellhead Protection	The area shown on the Level A mapping (expected to be completed by 2008) as the “primary recharge area” to a pumping well	1,281 (est.)	8% (est.)
Aquifer Protection	The areas of high groundwater availability -- areas with the geologic characteristics to support a public supply well, whether existing or potential	7,831	46%

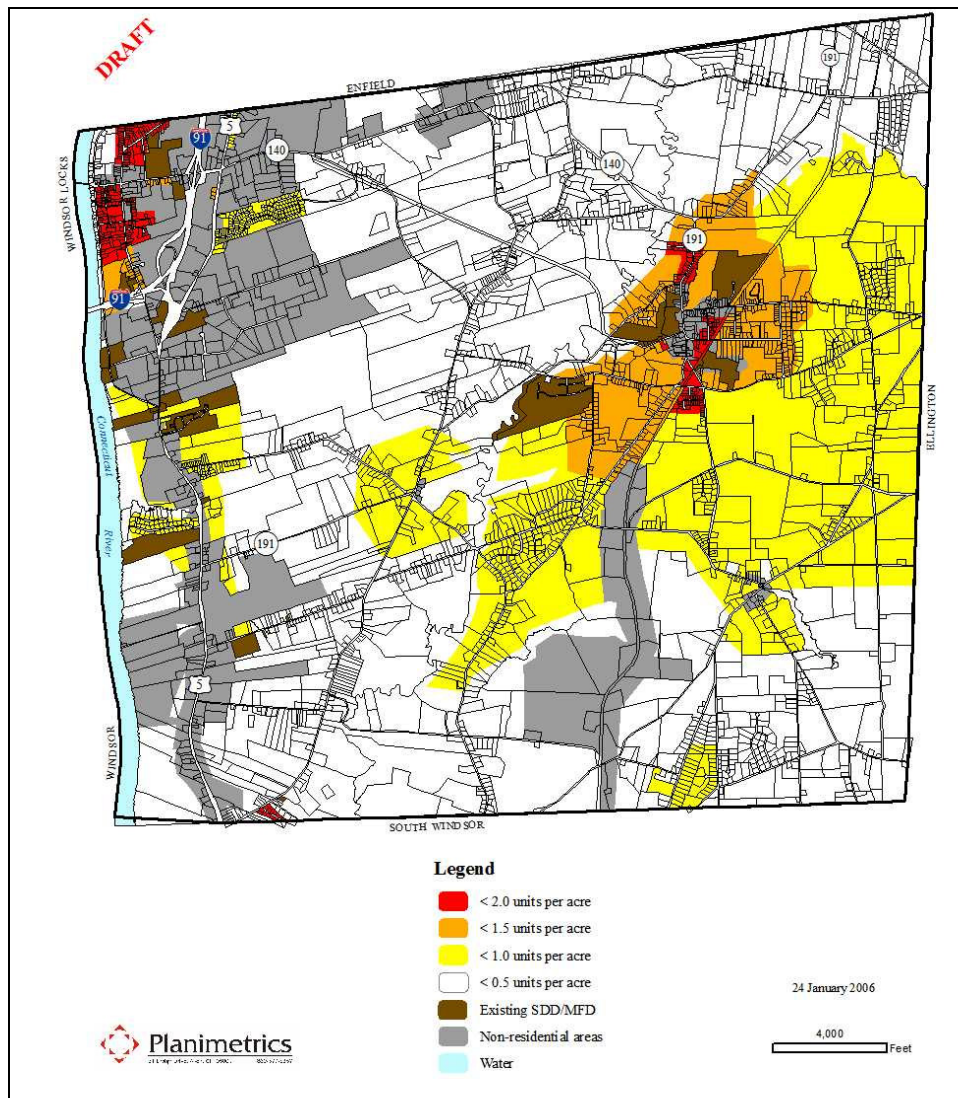


Development - Residential Development

Guide Residential Densities

The following map illustrates the Commission's recommendation for the most desirable density of population in East Windsor.

The map will be used to evaluate future applications for residential development or for rezoning to residential use or a different residential density.



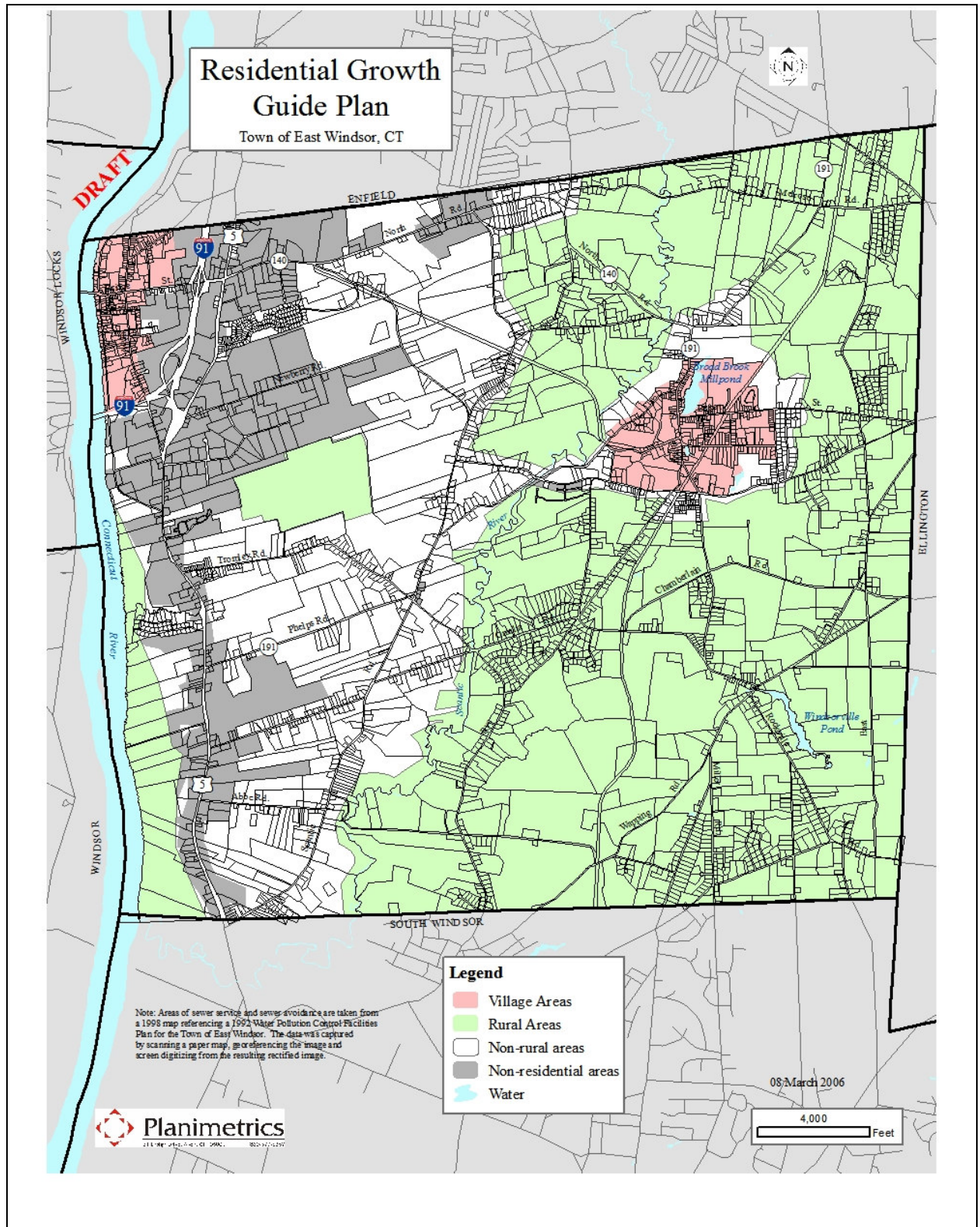
Development - Residential Development

Guide Multifamily Housing

Applications for multi-family developments continue to be filed in East Windsor even though many of these applications do not appear to support the overall character or the desired structure of the community (compact villages surrounded by farmland and lower intensity development).

In order to better guide multi-family development in accordance with this desired overall character and structure of the community, the POCD recommends the following strategies.

1. An application to establish a Multi-Family Development District should not be approved unless the site is located within an area identified as a "Village Area" or a Non-Rural Area on the Residential Growth Guide Plan.
2. An application to create an Age-Restricted Housing District should not be approved unless the site:
 - a. is located within an area identified as a "Village Area" on the Residential Growth Guide Plan, or
 - b. is **not** located within a "Rural Area" on the Residential Growth Guide Plan.
3. Any other application to create a multi-family development or establish a multi-family zone which allows for multiple dwelling units on one parcel of land) should not be approved.



Infrastructure - Pedestrian Circulation

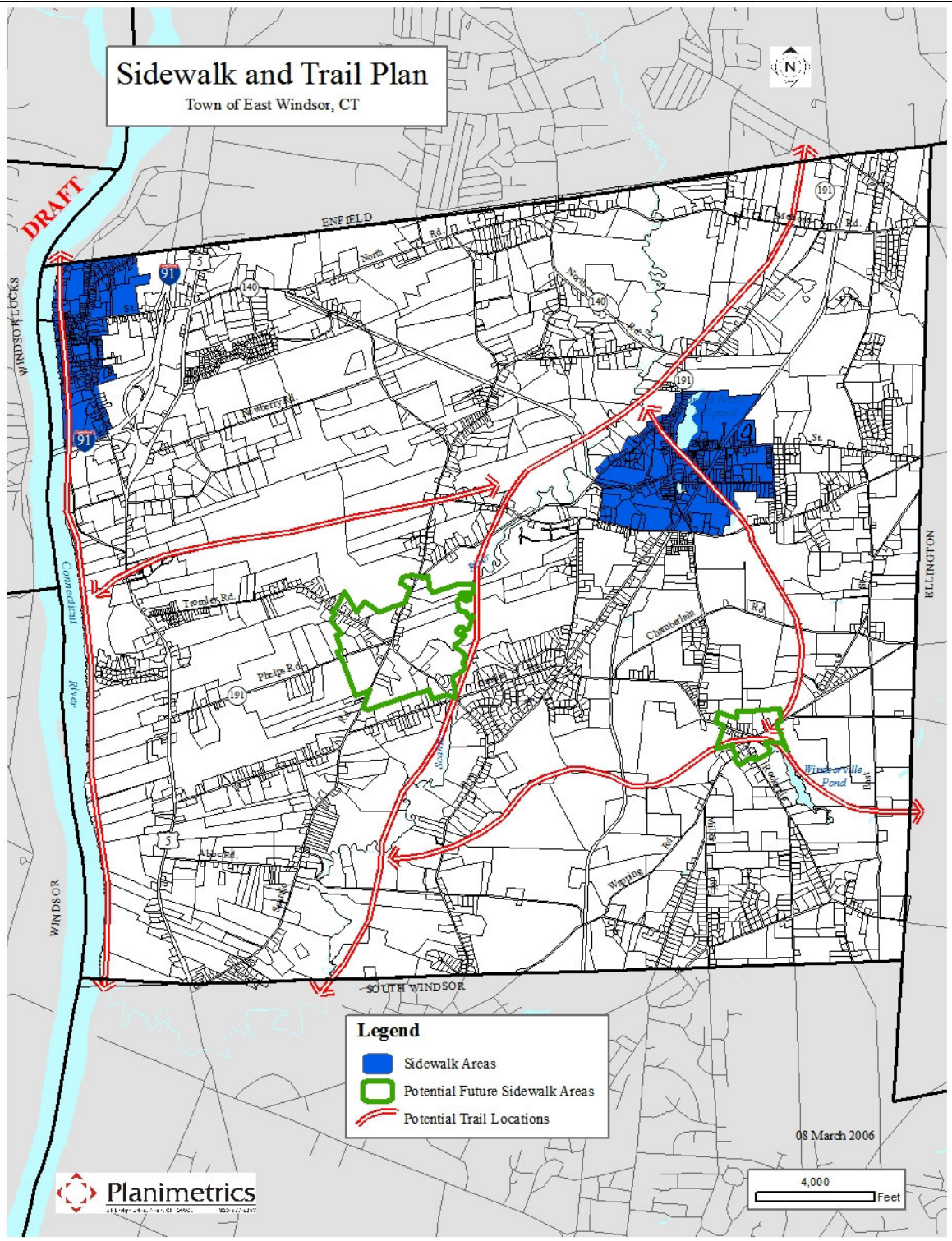
Guide Sidewalks and Trails

In order to promote pedestrian and bicycle circulation, the POCD recommends that East Windsor consider adopting the following strategy:

1. **Provision Required** - Every development in East Windsor (land subdivision, multi-family development, business development, other development) must make some provision for sidewalks and/or trails.
2. **On-Site Sidewalks** - This requirement can be met by providing sidewalks on internal roads within the development and along adjoining streets. On-site sidewalks are expected to be the Commission's preference along roads within multi-family developments.
3. **On-Site Trails** - Alternatively, the applicant may propose and the Commission may accept that some or all of this requirement will be met by providing trails within the development in locations approved by the Commission and that will interconnect existing and future trails and which are open to the general public.
4. **Off-Site Installation** - Alternatively, the applicant may propose and the Commission may accept that some or all of this requirement will be met by installing sidewalks and/or trails elsewhere in East Windsor in locations approved by the Commission provided that the value of such sidewalks and/ or trails is equal to at least fifty percent (50%) of the estimated cost of installing sidewalks and trails in the development.
5. **Fee-In-Lieu-Of Installation** - Alternatively, the applicant may propose and the Commission may accept that some or all of this requirement will be met by making a payment to the Town Sidewalk and Trail Fund of a fee in lieu of installing sidewalks or trails provided that such payment is at least forty percent (55%) of the estimated cost of installing sidewalks in the development.. A cost indicator such as \$/s.f or \$/l.f shall be adjusted annually.

Sidewalk and Trail Plan

Town of East Windsor, CT



Legend

- Sidewalk Areas
- Potential Future Sidewalk Areas
- Potential Trail Locations

 **Planimetrics**
PLANNING AND DESIGN GROUP

08 March 2006

4,000 Feet

Infrastructure - Sewer

During the 1990s, East Windsor established a map depicting sewer areas / sewer avoidance areas.

For many years, the Planning and Zoning Commission relied, in part, on this map to guide land use decisions in the community. Properties within the sewer area were felt to be locations where multi-family development might be more appropriate given the overall character of the community. On the other hand, sewer avoidance areas were felt to be areas where such higher density developments would not generally be appropriate.

However, as sewage flows to the treatment plant have fluctuated over the years, there have been situations where sewer service has been offered to developments in what were once considered sewer “avoidance” areas. While such additional sewer flows may aid in the operation of the treatment plant, it has created discomfort on the part of some East Windsor residents and the Commission with regard to where higher density projects might be proposed in the community.

As a result, the Commission decided to adopt its own map identifying “rural areas” of the community where higher density projects will not be considered. In this way, the Commission (and East Windsor residents) can provide guidance as to locations where multi-family developments will not generally be considered. At the same time, sewage treatment can continue to be offered to uses in East Windsor in order to promote the efficient operation of the treatment plant.

In the long run, the Commission still recommends that East Windsor:

- Consider adopting a septic management program in “rural areas” to ensure that septic systems are frequently pumped and properly maintained in order to avoid septic failures that may threaten public health.
- Consider establishing a sewer limit line to clearly indicate where sewer service will not be extended in the future.
- Consider establishing a sewage allocation scheme where each property in the sewer area receives a discharge allocation based on its zoning and use to help manage future uses



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